



**TOWN OF SURFSIDE
PLANNING AND ZONING BOARD
AND
DESIGN REVIEW BOARD MEETING**

Town Hall Commission Chambers
9293 Harding Ave., 2nd Floor
Surfside, Florida 33154

**AUGUST 27, 2015
7:00 PM**

MINUTES

DESIGN REVIEW BOARD

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:02 pm.

2. ROLL CALL

Town Clerk Sandra Novoa called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Jorge Gutierrez, Board Member Peter Glynn and Board Member Armando Castellanos. Board Member Moisha Rubenstein was absent. Liaison, Commissioner Cohen was absent.

3. APPROVAL OF MINUTES: **JULY 30, 2015**

Board Member Gutierrez made a motion to approve. The motion received a second from Board Member Castellanos and all voted in favor with Board Member Rubenstein absent.

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 9016 Froude Avenue

The applicant is requesting to replace her existing roof with a shingle roof.

Town Planner Sarah Sinatra presented the item with a power point view of the home.

The Board discussed the roof material vs. tile roofing and the costs as well as the code now in place. Building Official Ross Prieto gave more information on the item. The

applicant spoke and explained it would be a hardship for her to procure a tile roof over the shingle.

Board Member Castellanos made a motion to grant an exception to the code in this case and approve the installation of the shingle roof. The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Rubenstein absent.

B. Request of the Owner of Property located at 700-88 Street

The applicant is requesting to build a new single family house.

The item was deferred. Chair Lecour asked that they bring an elevation rendering and indicate if a second house is going up on the adjacent property.

C. Request of the Owner of Property located at 1413 Biscaya Drive

The applicant is requesting to build a new single family house.

Town Planner Sarah Sinatra presented the item.

Board Member Castellanos made a motion to approve. The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Rubenstein absent.

D. Request of the Owner of Property located at 8851 Dickens Avenue

The applicant is requesting to convert a garage to additional living space.

Town Planner Sarah Sinatra presented the item.

Board Member Glynn made a motion to approve. The motion received a second from Board Member Castellanos and all voted in favor with Board Member Rubenstein absent.

E. Request of the Owner of Property located at 325-88 Street

The applicant is requesting to convert a garage to additional living space.

Town Planner Sarah Sinatra presented the item with some graphics.

Board Member Glynn made a motion to approve with the following condition:

Landscaping shall be installed at the base of the wall.

The motion received a second from Board Member Castellanos and all voted in favor with Board Member Rubenstein absent.

F. Request of the Tenant of Property located at 9477 Harding Avenue

The applicant is requesting to install a new permanent sign.

Town Planner Sarah Sinatra presented the item. There was discussion as to the façade and the overall size of the sign.

Board Member Glynn made a motion to approve with the following condition:

Overall panel shall be included as the sign and therefore shall not exceed 35 square feet.

The motion received a second from Board Member Castellanos and all voted in favor with Board Member Rubenstein absent.

G. Request of the Tenant of Property located at 9476 Harding Avenue

The applicant is requesting to install a new permanent sign.

Town Planner Sarah Sinatra presented the item.

Board Member Gutierrez made a motion to approve with the following condition:

The overall sign shall not exceed 25 square feet.

The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Rubenstein absent.

H. Request of the Owner of Property located at 9449 Collins Avenue

The applicant is requesting to modify the balconies on the east side of the property.

Town Planner Sarah Sinatra presented the item. Board Member Gutierrez had some questions and the architect gave further details on the item. Board Member Glynn made mention that once approval is given for a design the work is sometimes done differently and there should be a penalty.

Board Member Glynn made a motion to approve. The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Rubenstein absent.

I. Request of the Owner of Property located at 9580 Abbott Avenue

The applicant is requesting to build a PVC fence along the south end of the property.

Town Planner Sarah Sinatra presented the item. Neighbor to the property, Pieter Bauker said he would have preferred a concrete wall and asked why this could not be considered. The architect spoke and explained the difficulties of installing a concrete wall. The Board had questions and discussed different materials of a fence, color and noise buffering. Mr. Price representing the applicant gave more details and why they did not go with a concrete fence. The Board was not entirely happy with a fence instead of a wall and thought it could be looked into further but also noted that under the current resolution they could not force the installation of a concrete wall over other materials such as pvc or wood.

Board Member Gutierrez made a motion to approve with the following condition:

The neighboring property to the south shall have a choice of the color of the fence and proposed landscaping material.

The motion received a second from Board Member Glynn and carried 4/1 with Chair Lecour in opposition and with Board Member Rubenstein absent.

5. QUASI-JUDICIAL APPLICATIONS:

A. 8800 COLLINS AVENUE AKA 8809 HARDING AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD, RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE, TO PERMIT 25 DWELLING UNITS WITH 50 PARKING SPACES WITH AN ADDRESS OF 201, 203, 205, 207, 209, 215 – 88TH STREET AND 8809 HARDING AVENUE, SURFSIDE, FLORIDA, AS SUBMITTED BY 8809 HARDING DEVELOPMENT, LLC; SUBJECT TO CERTAIN CONDITIONS WHICH SHALL BE INCLUDED IN A RECORDED COVENANT RUNNING WITH THE LAND, AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Chair Lecour read the process and Assistant Town Attorney Town Graham asked the Board if anyone had ex-parte communications with the Applicant or any objector to which all answered no.

Town Clerk Sandra Novoa confirmed that compliance with advertising notice requirements have been met. Members of the public who wished to speak were then sworn in.

Town Planner Sarah Sinatra presented the item and said 27 conditions are proposed and they are recommending approval. The applicant representative, Carlie Koschal gave an overview of the proposed project. She went over some of the conditions some of which the applicant had an issue with and would like the Board to review them.

Chair Lecour opened the public hearing:

Public Speakers:

- Nicole Gitzen had concerns about the noise, dust and construction impact issues that will affect her neighboring tenants.

-Jim Kovacs asked where exactly the entrance to the building would be and the architect responded and said the pedestrian entrance will be on 88th Street.

-Mihaj Radulescu had a question as to how they plan on dealing with traffic during the construction period.

No one else wishing to speak Chair Lecour closed the public hearing.

Ms. Koschal addressed the concerns of Ms. Gitzen and said they will adhere to all code requirements and the project would take about 18 months.

There was much discussion about the loss of parking spaces during construction and parking spaces in general with the addition of more apartments. Town Manager Olmedillo gave more insight on the parking issue. Eli Tourgeman applauds the Board for bringing up parking as it is a problem in the town. He feels even though it meets code, two spaces per unit are not enough and many condo residents are having serious problems. Board Member Gutierrez would like emergency exits and safety issues looked at more carefully. He also had questions about elevation of pool depth and setbacks. Setbacks and landscaping to cover vents was also discussed and be part of the conditions set.

Board Member Gutierrez made a motion to recommend to the Planning and Zoning Committee with the conditions set forth by staff and the following Board conditions:

1. Landscaping to cover vent and transformers
2. Add 1 inch setback (interior)
3. Emergency exit – check safety

The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Rubenstein absent.

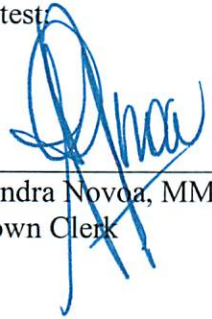
6. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 9:33p.m.

Accepted this 24th day of September, 2015


Chair Lindsay Lecour

Attest:


Sandra Novoa, MMC
Town Clerk

PLANNING AND ZONING BOARD
MINUTES
AUGUST 27, 2015
7:00 PM

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 9:33 pm.

2. ROLL CALL

Town Clerk Sandra Novoa called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Peter Glynn and Board Member Armando Castellanos. Board Member Moisha Rubenstein was absent. Liaison, Commissioner Cohen was absent.

3. APPROVAL OF MINUTES: JULY 30, 2015

Vice Chair Kligman made a motion to approve. The motion received a second from Board Member Glynn and all voted in favor with Board Member Rubenstein absent.

4. QUASI-JUDICIAL APPLICATIONS:

A. 8800 COLLINS AVENUE AKA 8809 HARDING AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD, RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE, TO PERMIT 25 DWELLING UNITS WITH 50 PARKING SPACES WITH AN ADDRESS OF 201, 203, 205, 207, 209, 215 – 88TH STREET AND 8809 HARDING AVENUE, SURFSIDE, FLORIDA, AS SUBMITTED BY 8809 HARDING DEVELOPMENT, LLC; SUBJECT TO CERTAIN CONDITIONS WHICH SHALL BE INCLUDED IN A RECORDED COVENANT RUNNING WITH THE LAND, AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Town Manager Olmedillo had a concern about one of the conditions Ms. Koshal brought up regarding proportionality at the DRB meeting and suggested we defer this item. He feels we need more analysis if the applicant is not in agreement with the condition. Special Land Council Nancy Stroud clarified the Manager's request. Ms. Koshal requested that this not be deferred but give some consideration to their concerns and come to a mutual agreement. A colleague of Ms. Koshal spoke and said for the record they would concede that the proportionality the city presented is roughly accurate and the town does not need to hire a consultant for further analysis and we do not need to defer this hearing. He questions if there is a rationale nexus to have to pay for beach access on a project that is already being funded or considered by the city and feels the fee is unfair. Manager Olmedillo explained that the town does not have impact fees and that is why developers have been paying these fees.

Chair Lecour opened the public hearings.

Chair Lecour asked for the Boards views and Board Member Castellanos said they agreed to these fees before and now are questioning them. He feels we either defer the item for further study or the applicant agrees to the fees. Vice Chair Kligman agrees with the Town Manager and Board Member Glynn feels we should defer. The applicant responded and agreed to the conditions as stated and does not want the item deferred.

Town Planner said there was a clerical error under item 20 of the resolution regarding parking meters as the amount should read \$52,560 and not \$5,560.

Chair Lecour closed the public hearings.

Ms. Koshal asked for clarification as to a time frame regarding the loss of parking spaces and cleaning of the tennis courts, what they will be responsible to pay. Manager Olmedillo responded and said we can adjust the actual use of the spaces. To be clear, if the construction activity even though they are not using the spaces prevents people from parking and that will be assessed. Board Member Glynn said when construction begins and there is dust the applicant will be responsible for the fee of cleaning the tennis courts.

Board Member Castellanos made a motion to recommend to the Commission with staff conditions from the Design and Review Board and the following conditions:

1. Provide landscaping to conceal the exhaust vents.
2. Provide landscaping around the FDC equipment.
3. Provide an additional 1 foot setback on the interior setback.
4. Complete an auto turn analysis on the loading zone to confirm compliance.
5. Confirm the stairwell exit space is adequate on the north side of the building.
6. Provide a physical delineation for the 10 setback on the roof top decks.
7. Confirm compliance with the maximum height requirements.
8. Clarify that the parking contribution will only be applicable for the loss of metered spaces during construction.
9. Clarify that the tennis lots are to be cleaned during the time it is being impacted by the construction

The motion received a second from Board Member Glynn and all voted in favor with Board Member Rubenstein absent.

5. DISCUSSION ITEMS:

A. Corridor Analysis

Town Planner Sarah Sinatra gave a visual update on the H30 location. After speaking with the architect it was decided to go with a courtyard and not a breezeway and presented a couple of recommendations. Neisen Kasdin representing the applicant thanked the Board and Town Planner for their consideration. He brought up the issue of public access to the courtyards which may be a safety issue for the residents. Town Planner Sinatra said the courtyards should be private. Mr. Kasdin also brought up the 17 ft separation between

buildings. Architect Bernardo Fort-Brescia gave a more detailed view of the project design.

Board Member Glynn would like a 30 ft separation between buildings and does not agree with only 17 ft. He would like to see 30x30 ft courtyard rather than breezeway. Greenery was also discussed as well as proportional width and depth. After much discussion, Town Planner will come back with the final project.

B. Future Agenda Items

- Parking
- Consider changing zoning in Biscaya
- Single family homes (priority)

C. Roof Pitch

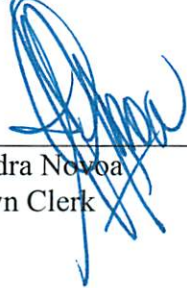
6. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 10:42 p.m.

Accepted this 24th day of September, 2015


Chair Lindsay Lecour

Attest:



Sandra Novoa
Town Clerk